

This instrument prepared by:  
Name: **Bill Hudson**  
Return to: **Land Title of Citrus County, Inc.**  
**FILE NO. LT-37270**  
Address: **109 NE 4<sup>th</sup> Street**  
**Crystal River, FL 34429**  
Property Appraisers Parcel Identification Number(s):  
**1177081**  
Grantee(s) S.S #'s: **99-1313572**

SPACE ABOVE THIS LINE FOR RECORDING DATA

**THIS WARRANTY DEED** made the <sup>22</sup> ~~1st~~ day of <sup>February</sup> ~~March~~, 2024 by **John B Smith, III and Theresa M. Smith, husband and wife** whose street address is **P.O. Box 46884, Tampa, FL 33646**, hereinafter called the grantor, to **Galt Trust Properties, LLC, a Florida limited liability company** whose street address is **125 S. State Road, Suite 104-315, Wellington, FL 33414** hereinafter called the grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

**WITNESSETH**, that the grantor, for and in consideration of the sum \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in **CITRUS County, State of FL**, is:

**FOR LEGAL DESCRIPTION, SEE SCHEDULE A, ATTACHED HERETO.**

**FLOOD HAZARD WARNING**


This property may be subject to flooding. You should contact local building and zoning officials and obtain the latest information regarding flood elevations and restrictions on development before making plans for the use of this property.


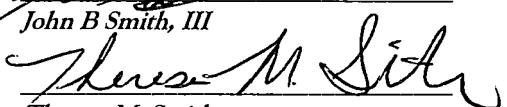
**Together**, with all the tenements, hereditaments and appurtenances thereto belonging or in otherwise appertaining. **To Have and to Hold**, the same in fee simple forever.

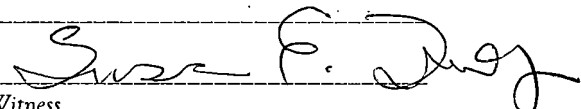
**And** the grantor hereby covenants with the grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31<sup>ST</sup>, 2023. **FURTHER SUBJECT TO** restrictions, reservations, covenants and easements of record, if any, however this reference shall not operate to reimpose same.

**In Witness Whereof**, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:


  
Witness  
Printed Name **William Hudson**  
Address: **109 NE 4th Street**  
**Crystal River, FL 34429**

  
**John B Smith, III**  
  
**Theresa M. Smith**

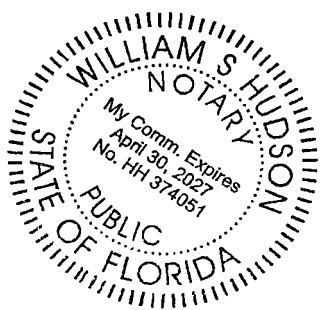
  
Witness  
Printed Name **Susan E. Troy**  
Address: **109 NE 4th Street**  
**Crystal River, FL 34429**

STATE OF FLORIDA  
COUNTY OF **CITRUS**

The foregoing instrument was acknowledged before me, by means of  physical presence or  online notarization this <sup>2/22</sup> ~~1/22~~, 2024 by **John B Smith, III and Theresa M. Smith, husband and wife**, who is personally known to me or who produced <sup>VAID DL</sup> as identification and who did/did not take an oath.

  
Notary Public  
My Commission Expires:

[seal]



***SCHEDULE A***  
*"Description of Property"*

Lot 5 of HERSHAL ROOKS ADDITION TO HOMOSASSA, an unrecorded subdivision further described as follows:

Commence at the South 1/4 section corner of Section 31, Township 19 South, Range 17 East, thence N 88 degrees 25' 24" E along the North line of Fractional Section 5, Township 20 South, Range 17 East, a distance of 542.16 feet, thence N 88 degrees 20' 38" E along said North line a distance of 58.52 feet to a point on the East right-of-way line of Hancock Road, thence S 32 degrees 57' 39" E along said right-of-way line a distance of 290.05 feet, thence S 1 degree 35' 22" E along said right-of-way line a distance of 58.21 feet to the Point of Beginning, thence continue S 1 degree 35' 22" E along said right-of-way line a distance of 250 feet, thence N 88 degrees 20' 38" E 180 feet, thence N 1 degree 35' 22" W 250 feet, thence S 88 degrees 20' 38" W 180 feet to the Point of Beginning, being Lot 5 of an unrecorded subdivision.

TOGETHER with an easement over and across the following described land to be used in common with others: Commence at the SE corner of Section 5, Township 20 South, Range 17 East, thence S 88 degrees 58' 26" W along the South line of Section 5, a distance of 293.25 feet to the centerline of Hancock Road, thence N 13 degrees 44' 54" W along said centerline of Hancock Road 343.10 feet, thence continue along said centerline N 37 degrees 48' 41" W 439.98 feet, N 28 degrees 28' 03" W 219.40 feet and N 20 degrees 43' 32" W 67.08 feet, thence leaving said centerline N 65 degrees 01' 43" E 103.56 feet to the Point of Beginning, thence S 65 degrees 01' 43" W 78.49 feet to the Easterly right-of-way line of aforementioned Hancock Road, thence N 20 degrees 43' 32" W along said Easterly right-of-way line 98.38 feet, thence N 73 degrees 33' 08" E 239.53 feet to the waters of a canal, thence along said waters the following courses and distances: S 53 degrees 12' 11" W 53.32 feet, S 72 degrees 44' 32" W 100.82 feet and S 15 degrees 43' 21" E 62.48 feet to a point that bears N 20 degrees E from the Point of Beginning, thence S 20 degrees W 5 feet, more or less, to the Point of Beginning.